

PRIME RETAIL/OFFICE SPACES

11650 SW Village Parkway, Port St Lucie FL 34987

FOR LEASE

\$42.00/SF NNN



JOIN



CALI COFFEE

CITY DINER

LIMITED SPACES AVAILABLE!

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PROPERTY OVERVIEW

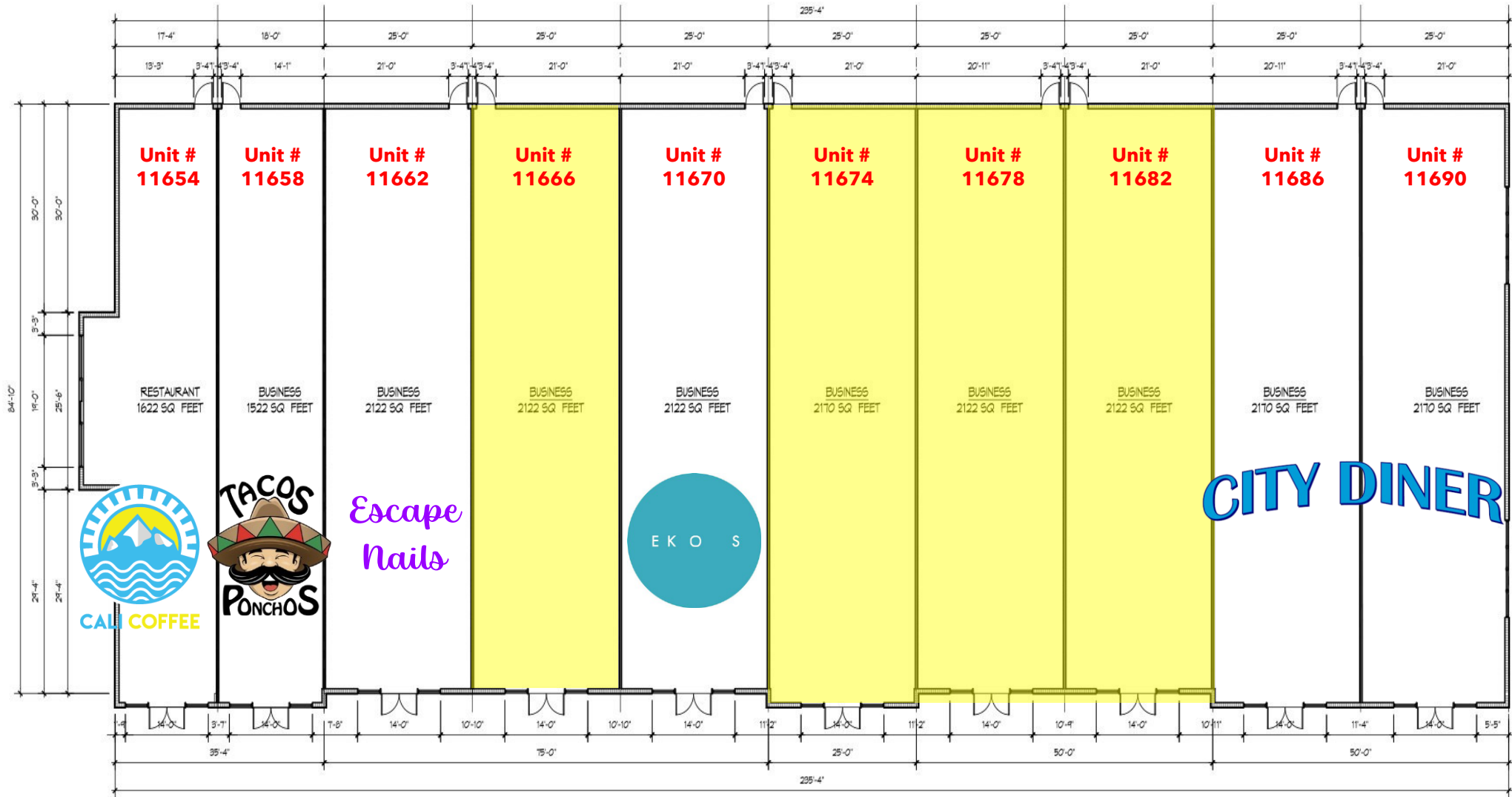
- **NOW LEASING!** Future commercial plaza coming soon to the rapidly growing area of Tradition.
- The 2.94 AC commercial land with an approved site plan consisting of a one-story multi-tenant building that will allow a mixture of retail, restaurants, and office spaces.
- Located on the established signalized intersection of SW Village Parkway and SW Discovery Way.
- Growth in this area is happening quickly as there are many proposed and under construction projects taking place.
- Surrounding proposed projects include: Two national hotels, a shopping plaza with a major grocer, a 78,000 SF retail and medical center, luxury apartments, new single-family communities, and much more!



LEASE RATE	\$42.00/SF NNN
SPACES AVAILABLE	2,122 – 4,244 SF
PROPOSED BUILDING SIZE	20,394 SF
BUILDING TYPE	Retail/Office/QSR
ACREAGE	2.94 AC
FRONTAGE	470'
TRAFFIC COUNT	12,600 ADT
PARKING SPACE	+/- 150
ZONING	MPUD
LAND USE	NCD
PARCEL ID	4315-708-0002-000-6

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AVAILABLE SPACES



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SITE RENDERING



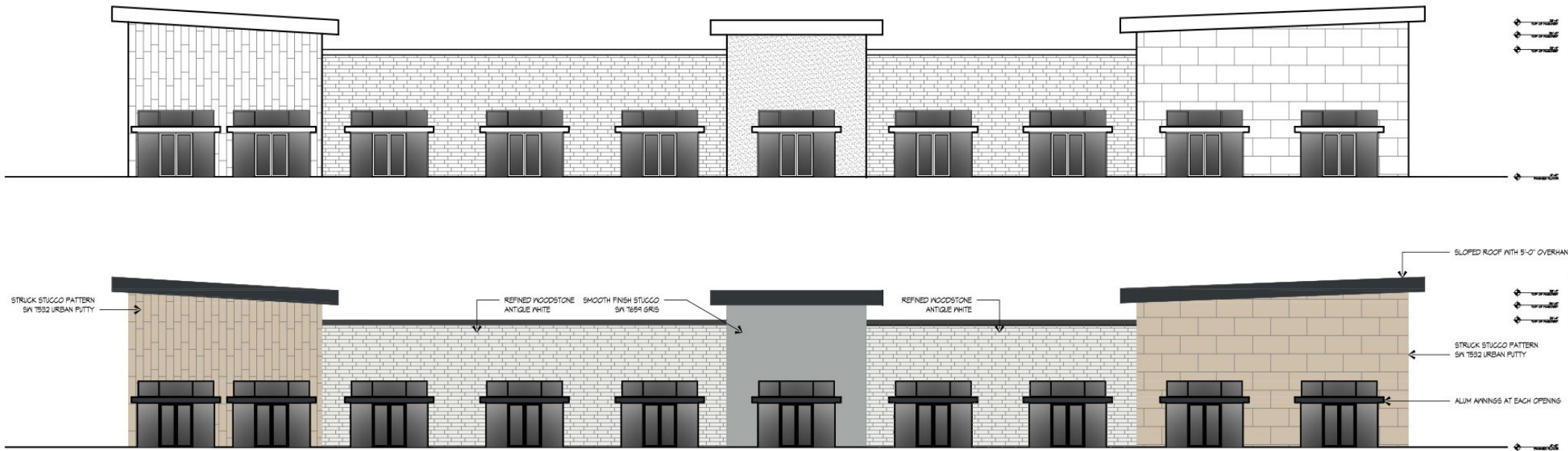
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SITE ELEVATIONS



TRADE AREA MAP



DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	3,266	44,692	100,704
2024 Population	5,644	56,468	118,299
2029 Population Projection	7,143	69,436	144,176
Annual Growth 2020-2024	18.2%	6.6%	4.4%
Annual Growth 2024-2029	5.3%	4.6%	4.4%
Median Age	51.5	44.1	42.9
Bachelor's Degree or Higher	41%	30%	27%
U.S. Armed Forces	27	128	136

Income	1 mile	3 miles	5 miles
Avg Household Income	\$86,781	\$87,040	\$88,658
Median Household Income	\$74,722	\$74,257	\$74,134
< \$25,000	229	2,050	4,195
\$25,000 - 50,000	285	3,170	7,166
\$50,000 - 75,000	660	5,242	10,341
\$75,000 - 100,000	294	3,916	8,730
\$100,000 - 125,000	321	2,323	4,432
\$125,000 - 150,000	466	2,327	3,530
\$150,000 - 200,000	31	730	2,037
\$200,000+	43	810	2,186

NEW DEVELOPMENT IN THE AREA

Shoppes at the Heart & Heart in the Park Art Piece

The completed development includes two separate retail buildings, an Aldi grocery store, and a standalone restaurant building. There are 3 parcels to the west boundary that are planned to be future development. Access is provided off of Community Blvd., Discovery Way, and Village Parkway. Both the restaurant building and Retail 2 building accommodate large areas of outdoor plaza space to be utilized by their users as well as the adjacent art installation known as the Heart in the Park.



WoodSpring Suites Port Saint Lucie

Enjoy affordable accommodations with WoodSpring Suites® Port Saint Lucie extended stay hotel. Our convenient location is off I-95, near popular attractions like PGA Village and the Riverwalk Boardwalk. Whether you're traveling for business, or you're a medical worker, relocating or simply looking for a place to vacation, we offer the basic amenities you need to stay a few days, weeks, a month or longer. Take advantage of low hotel rates that become more affordable the longer you stay.

NEW DEVELOPMENT IN THE AREA

The Atlantic Palms of Tradition

600 unit apartment complex to be known as Grande Palms I and II at Tradition (Southern Grove). The developer is Atlantic and Pacific Companies. The apartment complex will consist of 30 apartment buildings with 168 one bedroom apartments, 336 two bedroom apartments, 96 three bedroom apartments, a clubhouse, and garage buildings to be constructed in two phases.



Anglo Retail

A 11,216-square-foot retail building proposed to be located at the southeast corner of Village Parkway and Discovery Way.

Tradition Business Center

Two (2) warehouse/office buildings totaling 34,221 sq. ft. proposed to be located east of Tom Mackie Blvd. and north of Becker Road.

Dragonfly Industrial Park

Four warehouse distribution buildings, totaling 405,508 square feet, proposed to be located east of Village Parkway and north of Becker Road.